

Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
<p>Section(s) of UDO affected: UDO section 3.2.5.F1 and UDO section 1.5.9. and UDO section 12.2 (definition of "Transparency"). See attached Exhibit A for an explanation of the requested alternate and responses to the required findings.</p> <p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</p> <hr/> <p>Provide all associated case plan numbers including zoning and site plan: Subdivision: 536214, Sheetz Pre-Submittal: 539713, Sheetz Site Plan: 544907, SR-11-18</p>	Transaction Number

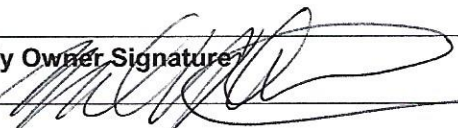
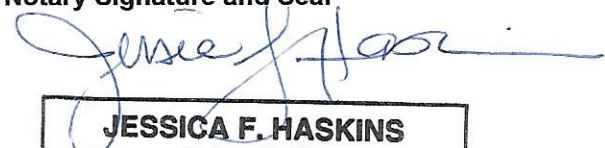
Property Address 2801 Wakefield Pines Drive (portion of) 2801 Wakefield Pines Drive (portion of)		
Property PIN 1739-08-4787 (portion of)	Current Zoning CX-3	
Nearest Intersection New Falls of Neuse and Wakefield Pines		Property size (in acres) +/- 4.93 acres
Property Owner Wakefield Outparcels, LLC 4943 US 301 South Benson, NC 27504	Phone 919-868-4472	Mail 4943 US 301 South Benson, NC 27504
	Email mvkcommercial@gmail.com	
Project Contact Person Tom Anastasi, Sheetz, Inc.	Phone 919-437-9859	Mail 5700 Sixth Avenue Altoona, PA 16602
Property Owner Signature 	Email tanastas@sheetz.com	
Notary Sworn and subscribed before me this <u>30</u> day of <u>MARCH</u> , 20 <u>18</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JESSICA F. HASKINS Notary Public Wake Co., North Carolina My Commission Expires July 22, 2019 </div>	

Exhibit A

Nature of Request:

The applicant is requesting an administrative alternate to the transparency requirements for the south-facing and west-facing elevations a general building on property zoned CX-3. Although windows will be provided that meet the minimum 33% standard, the windows do not meet the 80% transparency/15% external reflectance standard of UDO section 1.5.9.B.4. or the minimum distance of 4-feet maintained free of building materials, shelving or other impediments as required by the definition of “transparency” in UDO section 12.2.

An administrative site review application is under review by the City, with case number SR-11-18, which proposes a Sheetz convenience store with gas sales. The site plan is attached, which shows the orientation of the building. Also, the building elevations are attached.

Responses to Administrative Alternate Findings:

1. The approved alternate meets the intent of the transparency requirements.

Response: The intent of the transparency requirements is to (i) lend visual interest to street-facing building facades for both pedestrians and building occupants, and (ii) minimize blank wall areas. First, it is important to note that the two street-facing elevations are located approximately 40-feet from the sidewalk along Wakefield Pines Drive and over 90-feet from the sidewalk along Falls of Neuse Road. Also, a C2 street protective yard and additional landscaping must be planted between the sidewalks and the street-facing building sides. Third, most of the street-facing elevations are vertically separated from the nearby sidewalks due to severe grade changes around the site. Finally, the portions of the inside of the building along these building sides are back-of-house uses, such as kitchen, work room, utility room, and other areas that by their nature cannot have windows along the exterior of the building.

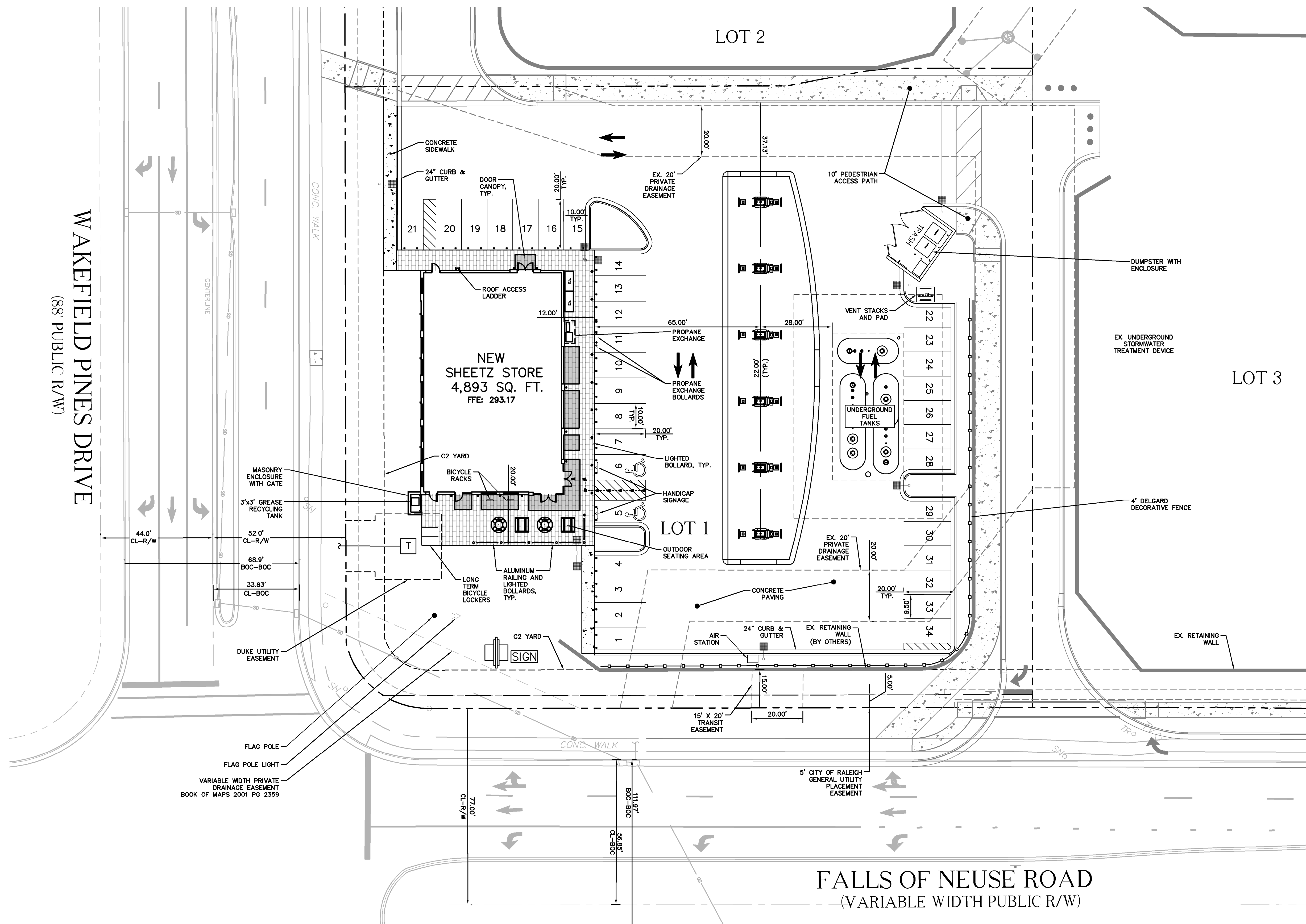
Instead of providing windows that meet the definition of “transparency”, the applicant is providing *translucent* windows in an amount that meets the 33% transparency requirement on the western façade facing Wakefield Pines Drive. On the southern façade facing New Falls of Neuse, the applicant is proposing *transparent* windows that penetrate the building wall in an amount that meets the 33% UDO transparency ratio. Also, the applicant is providing an outdoor seating area along the south-facing building side, which provides visual interest to the public. Additionally, each street-facing elevation minimizes the blank wall area and provides changes in building materials, all of which provide visual interest and minimize the blank wall area.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The Comprehensive Plan and other City-adopted plans do not provide any direct, specific guidance with regard to this property. The alternate request is consistent with the following general Comprehensive Plan policies: Policy UD 1.3, Policy UD 4.7, and UDG #8.

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Response: As noted above, each street-facing elevation provides: (i) translucent and/or transparent windows in an amount that meets the 33% transparency standard, (ii) a change of building materials and material color, and (iii) a change in roof line. Also, the south-facing elevation provides an outdoor seating area, building entrance with awning, and signage. All of these architectural treatments and building elements create visual interest to offset the reduction in transparency.



SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADI DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADI TO BE 3' MINIMUM UNLESS OTHERWISE NOTED.
2. STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CELL PLANS BY KIMLEY-HORN AND ASSOCIATES, REFER TO RETAINING WALL SHEETS.
3. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NCDOT SUPPLEMENT.
4. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
5. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

A north arrow pointing towards the top-left, with the word "NORTH" written inside the circle. To the right of the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings for 0, 10, 20, and 40 feet, with alternating black and white segments.


EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072


PRELIMINARY
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.


SITE LEGEND




ADA PARKING SPACE




PROPERTY LINE



PROPOSED ADA ACCESSIBLE PATH




SIGN




DIRECTIONAL PAVEMENT MARKINGS

PAVEMENT LEGEND




BRICK PAVERS



CONCRETE SIDEWALK

SITE DATA	
EXISTING ZONING:	CX-3
EXISTING USE:	UNDEVELOPED
TOTAL SITE AREA:	1.51 ACRES (65,842 SF)
BUFFERS:	15' PROTECTIVE STREETYARD
PROPERTY SETBACKS:	PRIMARY STREET = 5' SIDE = 0'-6" REAR = 0'-6"

PROJECT DATA	
PROPOSED USE:	CONVENIENCE STORE & FUELING STATION
PIN#	1739-08-4787
PROPOSED # OF BUILDINGS	1 (4,893 GSF TOTAL)
BUILDING LOT COVERAGE:	7.43% (4,893 SF/65,842 SF)
VEHICULAR SURFACE AREA (NEW):	43.34% (28,537 SF/65,842 SF)
PARKING:	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; width: 100%;"> <p style="margin: 0;">REQUIRED:</p> <p style="margin: 0;">(RESTAURANT)</p> <p style="margin: 0;">1 SPACE/150 SF</p> <p style="margin: 0;">1,893 SF/150 = 12.62 SPACES</p> <p style="margin: 0;">(RETAIL)</p> <p style="margin: 0;">1 SPACE/300 SF</p> <p style="margin: 0;">3,000 SF/300 = 10.00 SPACES</p> <p style="margin: 0;">TOTAL = 23 SPACES</p> <p style="margin: 0;">PROVIDED: 34-SFACES</p> </div> </div>
ACCESSIBLE PARKING:	VAN: 1 SPACE VEHICLE: 1 SPACE TOTAL: 2 SPACES
BIKE PARKING:	REQUIRED: 4 SHORT & 4 LONG TERM PROVIDED: 4 SHORT & 4 LONG TERM
PROPOSED BUILDING HEIGHT:	24'-7"
SITE IMPERVIOUS AREA:	ALLOWABLE: 74.4% PROPOSED: 74.4% (49,005 SF/65,842 SF)

**SHEETZ WAKEFIELD
PINES
PREPARED FOR
SHEETZ, INC.**

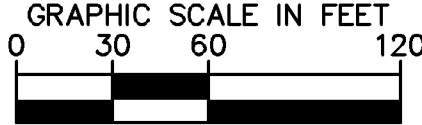
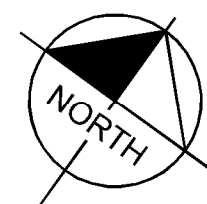
SITE PLAN

Kimley»»Horn

[illegible]

Plotted By: HLL, Wes. Sheet Set: SHEETZ WAKEFIELD PINES. Layout: C2.0 SITE PLAN. April 04, 2018. 11:36:49am. K:\V\AL_L\DEV\01272019_SheetzWakefield\WAKEFIELD PINES CAD Files\Exhibits\2018-03-28_SheetzWakefield\Exhibit\C2.1_AERIAL SITE PLAN EXHIBIT.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



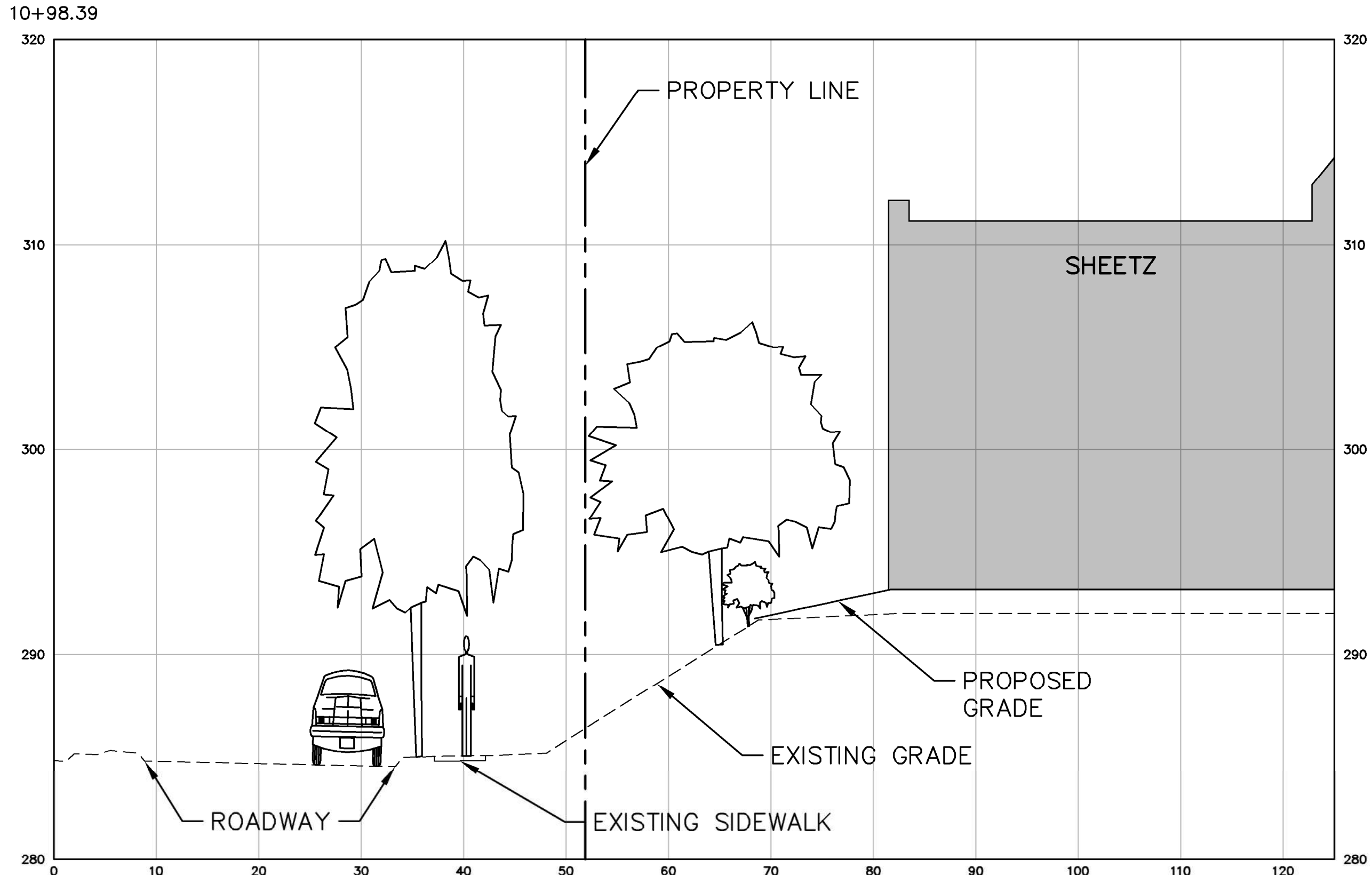
- EXISTING CONDITION NOTES.**
1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609. PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.
 2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

PRELIMINARY
NOT FOR CONSTRUCTION

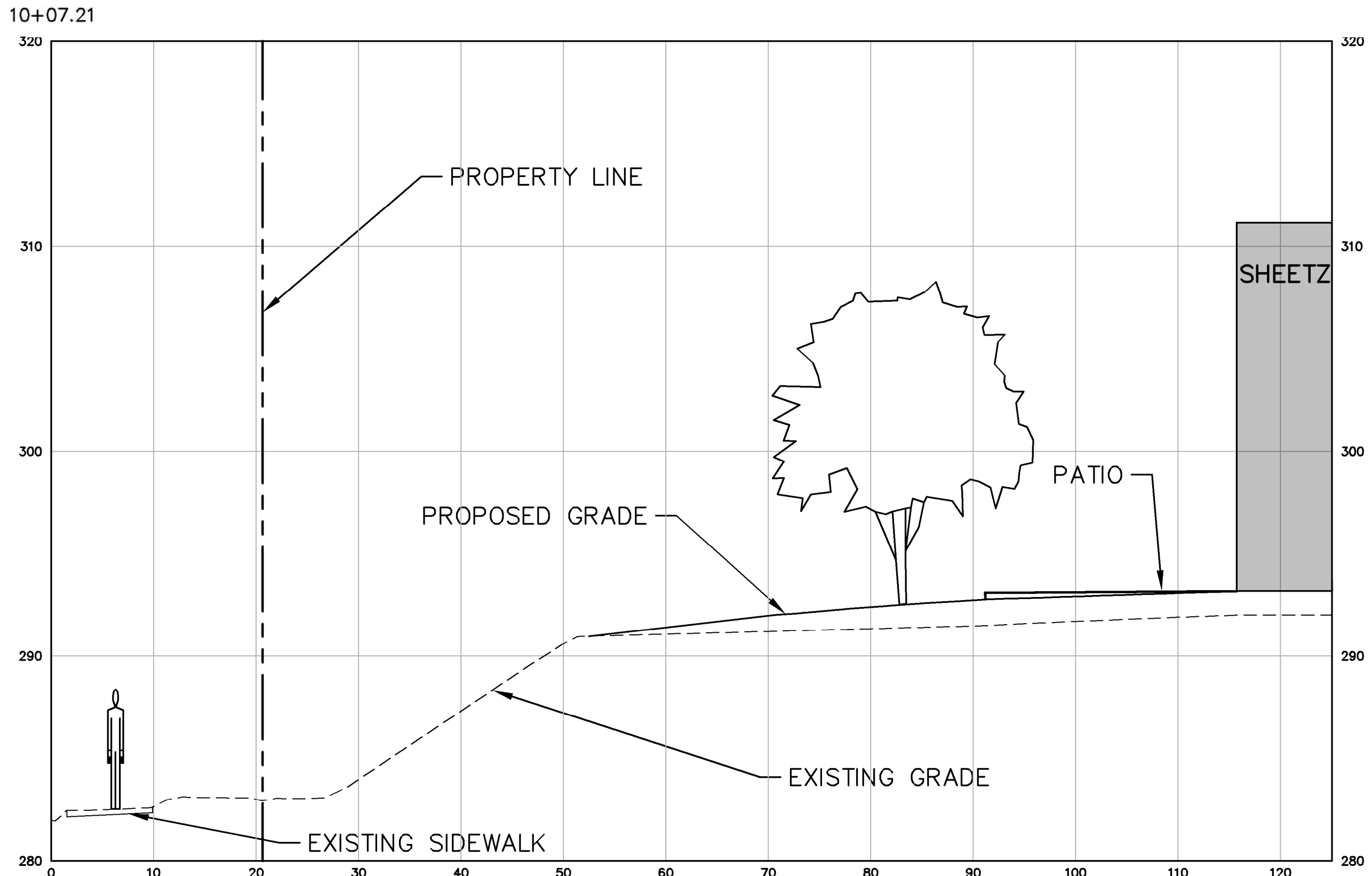
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SHEETZ WAKEFIELD PINES PREPARED FOR SHEETZ, INC.	AERIAL SITE PLAN EXHIBIT	KHA PROJECT 012702019 DATE 02/13/2018 SCALE AS SHOWN DESIGNED BY WHH DRAWN BY WHH CHECKED BY COB	Kimley»Horn			
			© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM			
			No.	REVISIONS	DATE	BY

Plotted By: J. Hall, Wes. Sheet Set: SHEETZ WAKEFIELD PINES. Layout: C2.2. April 04, 2018. 02:56:46pm. K:\B4L\IDEA\012702019-SheetzWakefield\PIV5-CAD_Files\Exhibit\2018-03-28-SheetzWakefield\PIV5-CAD_Files\Exhibit\2018-03-28-SheetzWakefield\PIV5-CAD_Files\Exhibit.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared; reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

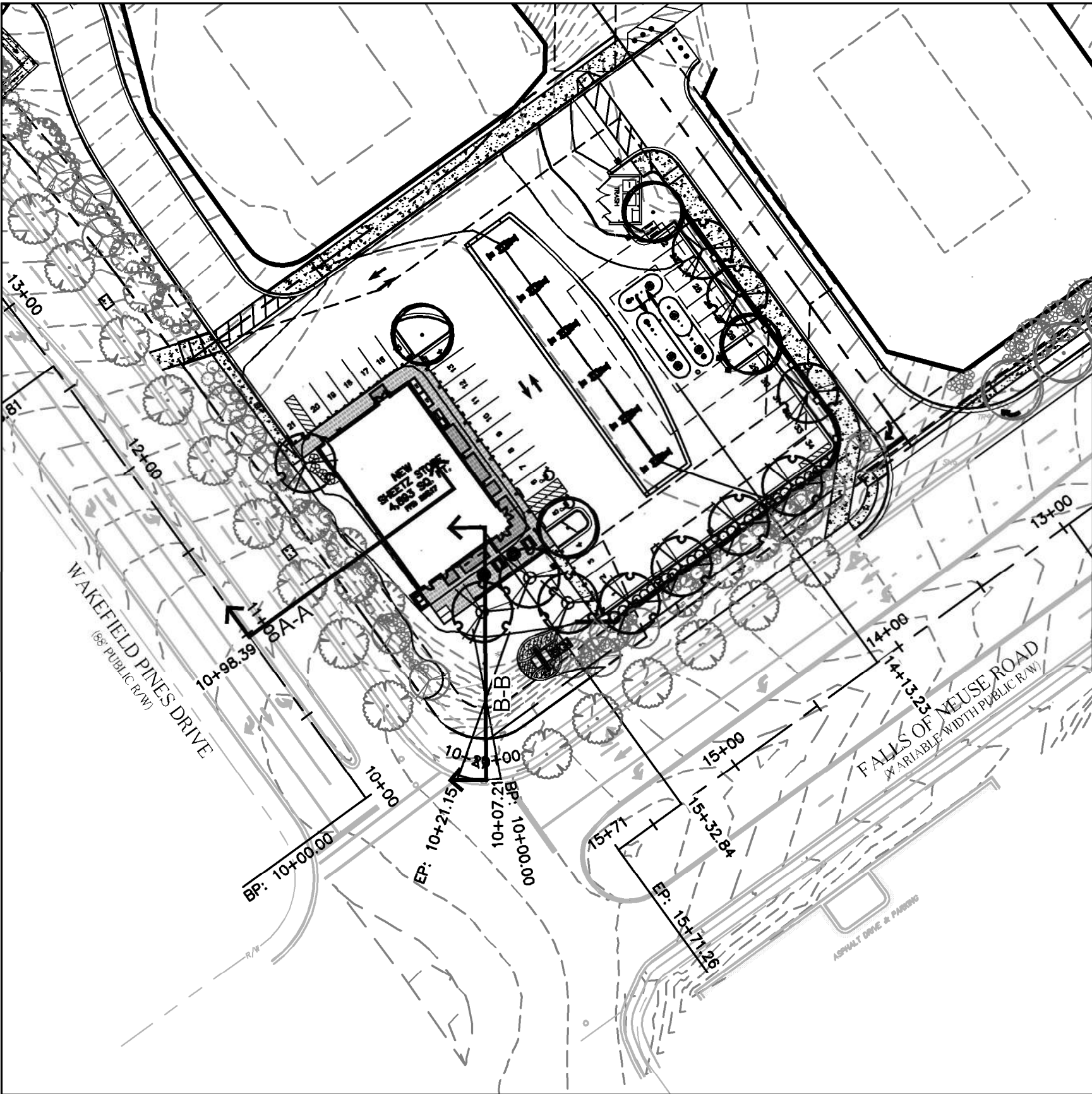
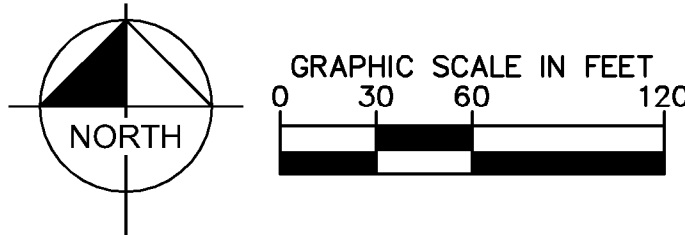
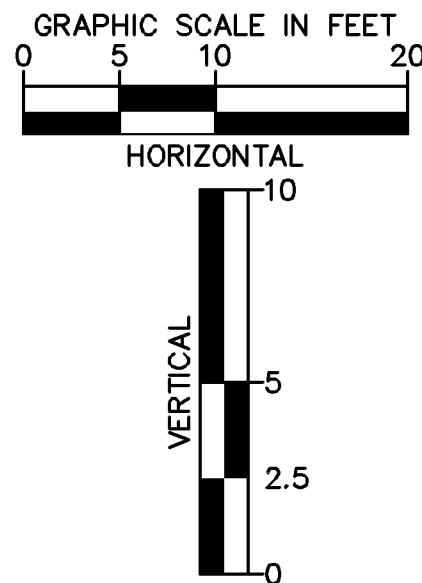


A-A



B-B

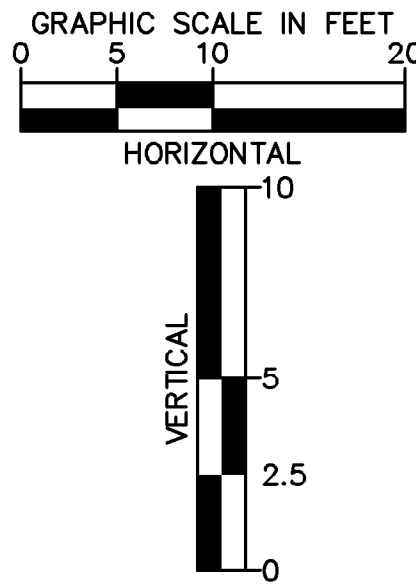
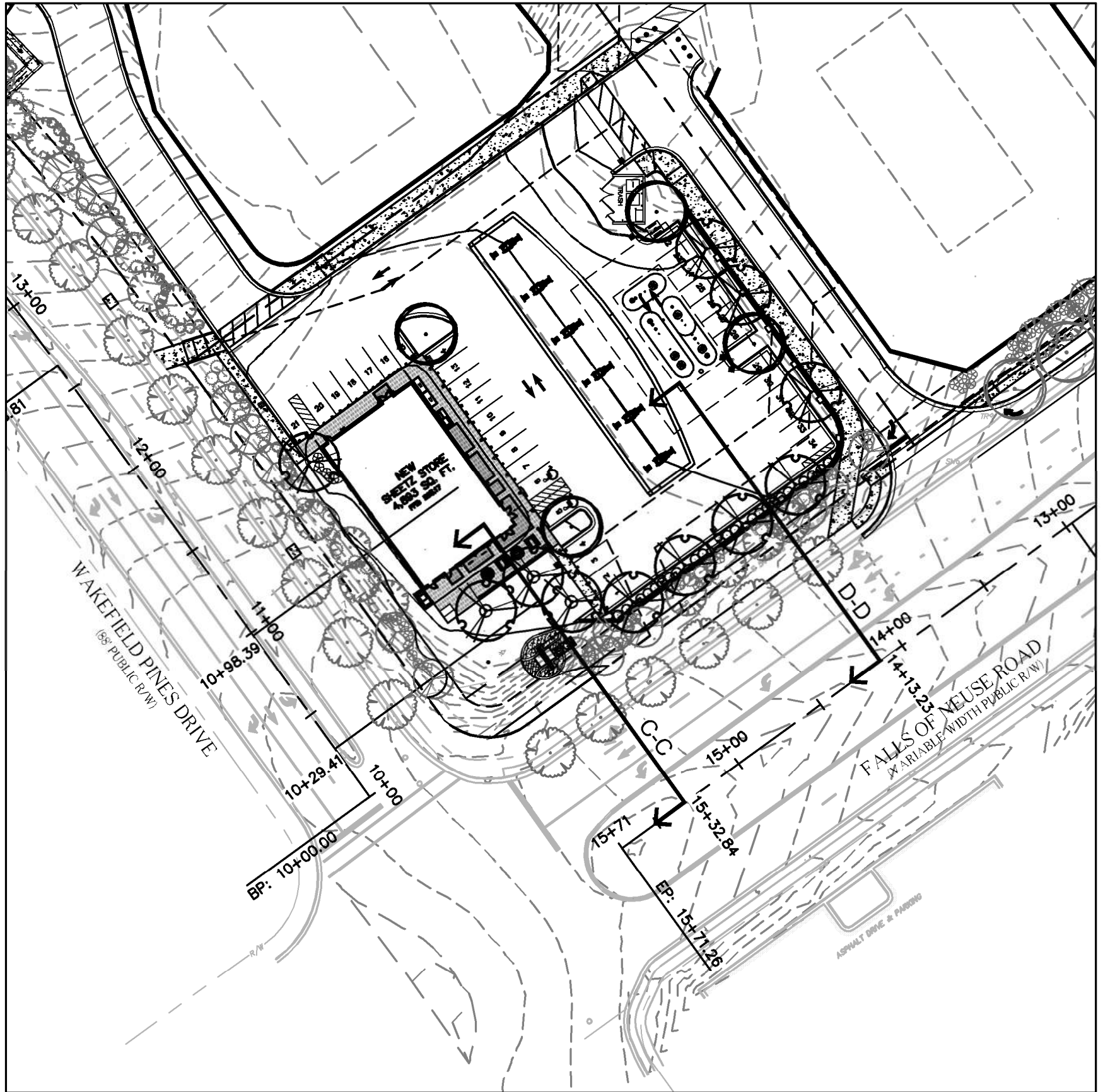
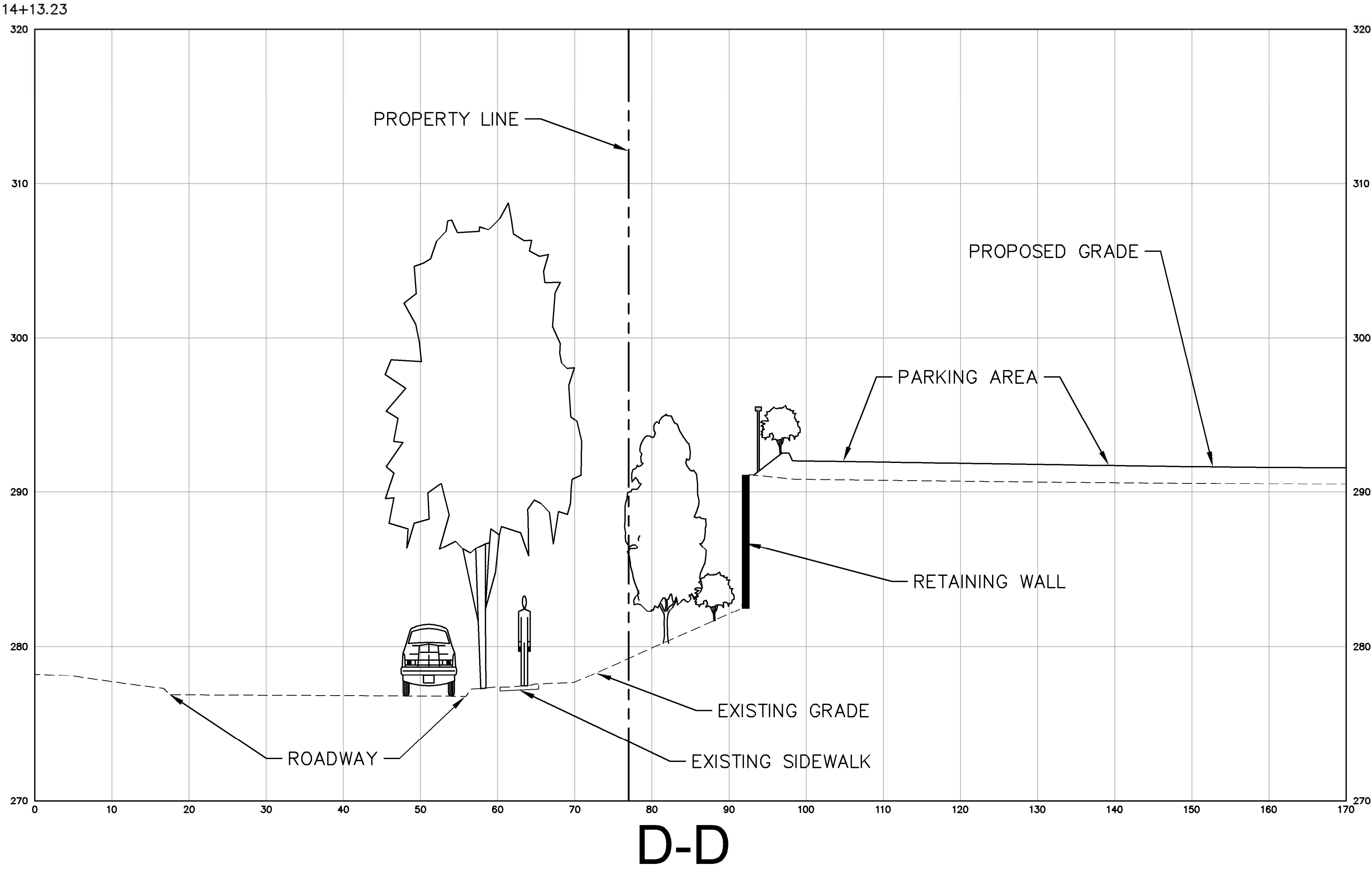
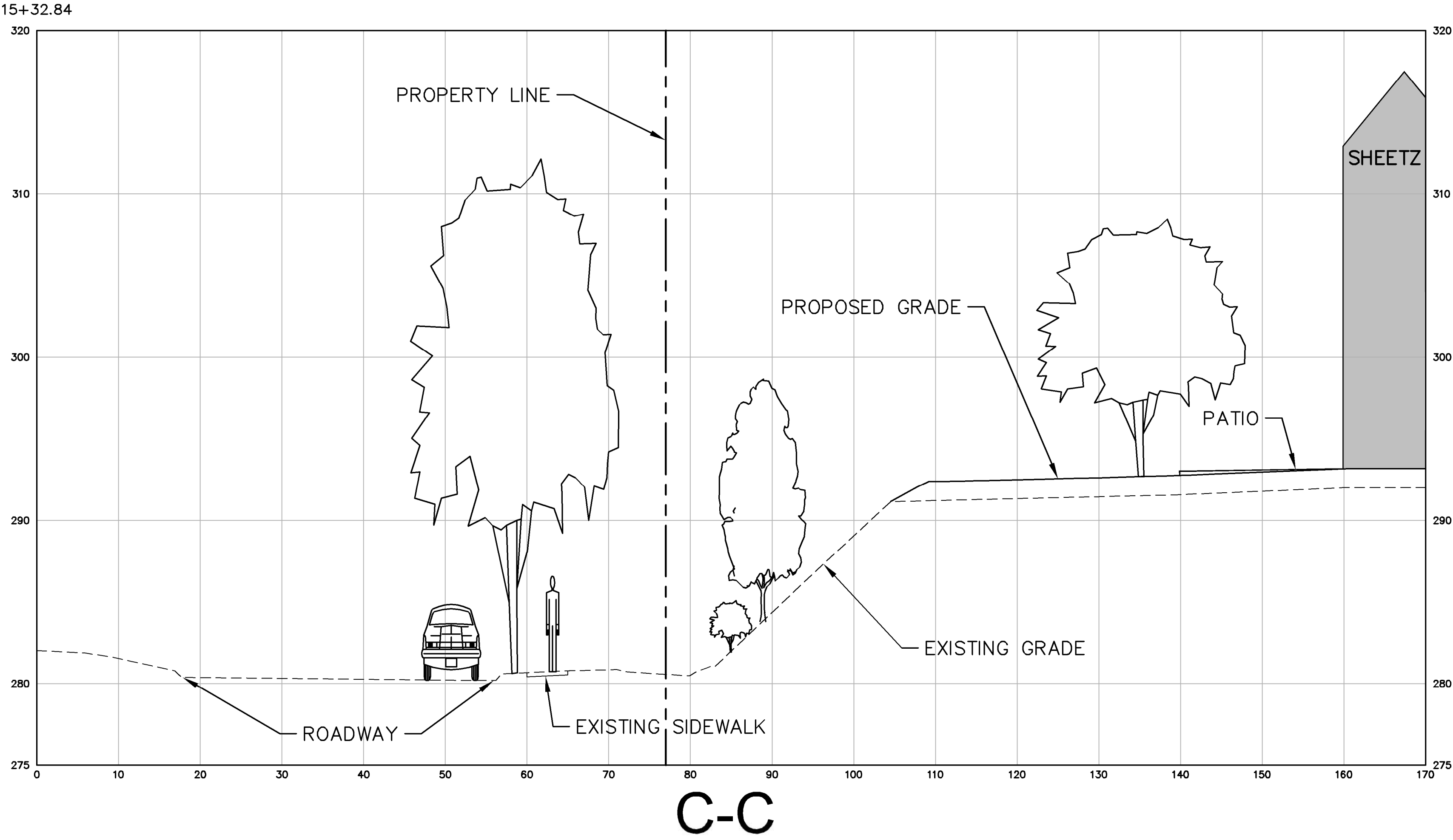
WAKEFIELD PINES DRIVE CROSS SECTIONS



- EXISTING CONDITION NOTES:
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEETZ WAKEFIELD PINES PREPARED FOR SHEETZ, INC.		LINES OF SIGHT EXHIBIT		KHA PROJECT 012702019 DATE 03/28/2018 SCALE AS SHOWN DESIGNED BY WJH DRAWN BY WJH CHECKED BY COB		Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM											
RALEIGH NC								No.		REVISIONS		DATE		BY			
SHEET NUMBER C2.2																	

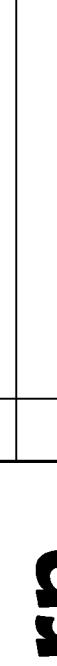


A north arrow pointing upwards, labeled "NORTH". To its right is a graphic scale bar labeled "GRAPHIC SCALE IN FEET" with markings at 0, 30, 60, and 120 feet.

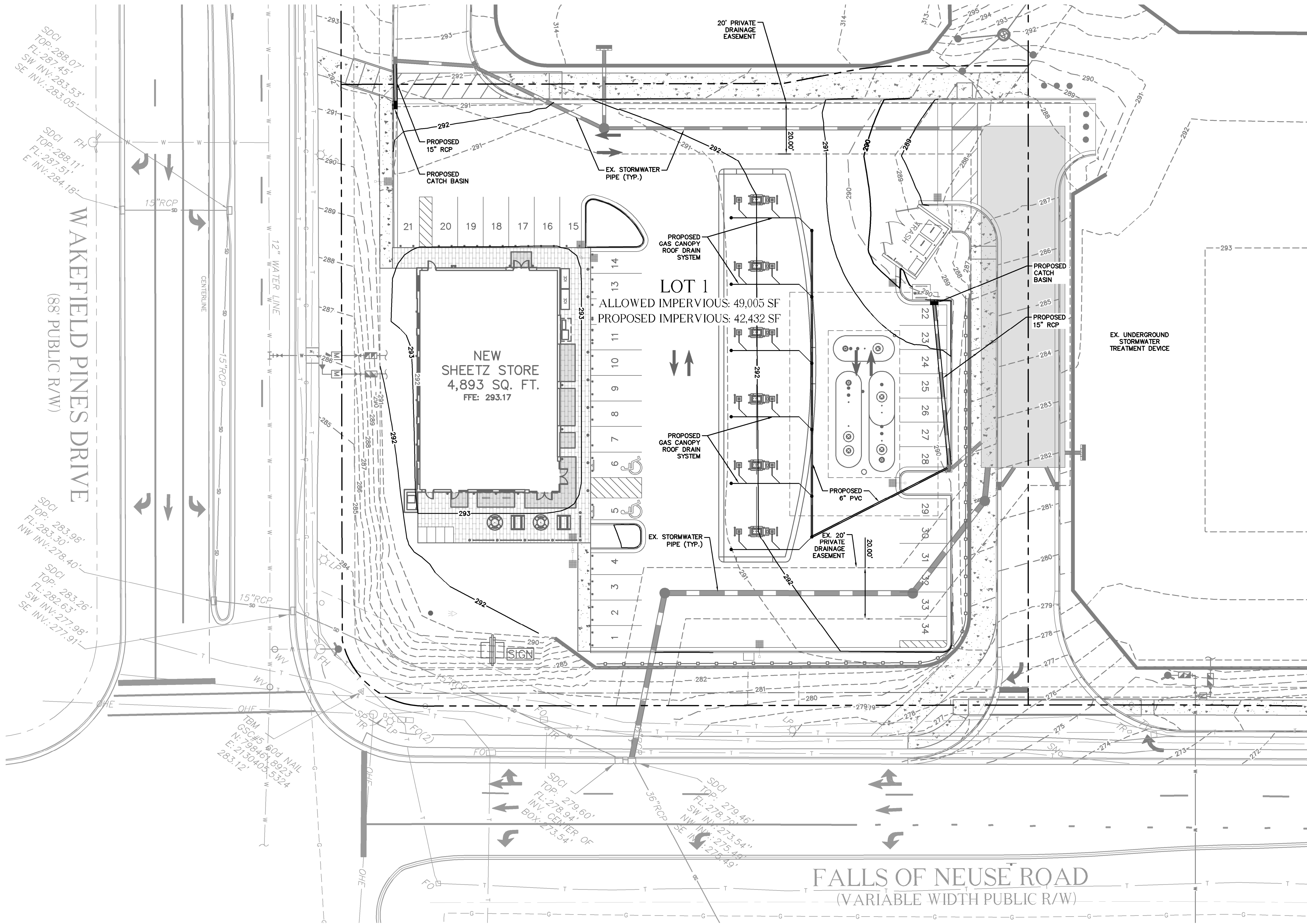
EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER C2.3		SHEETZ WAKEFIELD PINES PREPARED FOR SHEETZ, INC.		LINES OF SIGHT EXHIBIT		KHA PROJECT 012702019 DATE 03/28/2018 SCALE AS SHOWN DESIGNED BY WHH DRAWN BY WHH CHECKED BY COB		 <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM</p>		No. _____ REVISIONS _____ DATE _____ BY _____	
-----------------------------	--	---	--	---------------------------	--	---	--	--	--	--	--

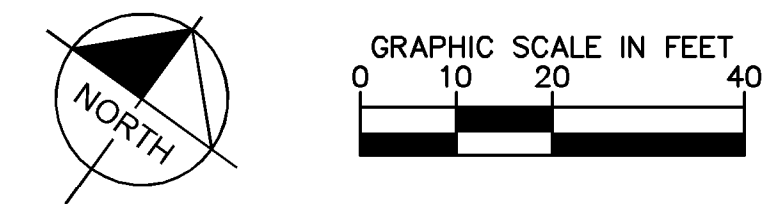
Plotted By: Hui, Wes. Sheet Set: SHEETZ WAKEFIELD PINES. Layout: C3.0 GRADING AND DRAINAGE PLAN. April 04, 2018 10:41:04am. K:\RAL_DEV\012702019_sheets\wakefield\c3.0 GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

GRADING AND DRAINAGE LEGEND

	FLOW ARROW
	PROPOSED CONTOUR
	SPOT ELEVATION
	EXISTING CONTOUR
	STORMWATER PIPE
	JUNCTION BOX (JB)
	CATCH BASIN (CB)



- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27608. PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEETZ WAKEFIELD PINES PREPARED FOR SHEETZ, INC.	NC	RALEIGH	SHEET NUMBER C3.0	No.	REVISIONS	DATE	BY
GRADING AND DRAINAGE PLAN				Kimley»Horn			
KHA PROJECT 012702019				© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM			
DATE 02/13/2018							
SCALE AS SHOWN							
DESIGNED BY WHH							
DRAWN BY WHH							
CHECKED BY COB							

Plotted By: Hui, Wes. Sheet: S4-SHEETZ WAKEFIELD PINES. L1.0 LANDSCAPE PLAN. April 04, 2018. 09:54:35pm. K:\V04-LD\DEV\012702019-sheetzwakefield\11.0 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WAKEFIELD PINES DRIVE
(88' PUBLIC R/W)

C2 PROTECTIVE YARD
(SEE SUBDIVISION
LANDSCAPE PLAN S-81-17
CASE # A-119-17)

STREET TREES
(SEE SUBDIVISION
LANDSCAPE PLAN S-81-17
CASE # A-119-17)

VARIABLE WIDTH
PRIVATE DRAINAGE EASEMENT
BOOK OF MAPS 2001 PG 2359

AMENITY AREA #1
(0.16 AC)

NEW
SHEETZ STORE
4,893 SQ. FT.
FFE: 293.17

C2 PROTECTIVE YARD
(SEE SUBDIVISION LANDSCAPE
PLAN S-81-17
CASE # A-119-17)

STREET TREES
(SEE SUBDIVISION LANDSCAPE
PLAN S-81-17
CASE # A-119-17)

FALLS OF NEUSE ROAD
(VARIABLE WIDTH PUBLIC R/W)

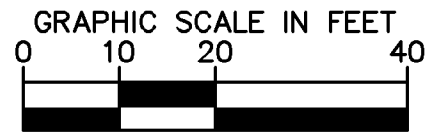
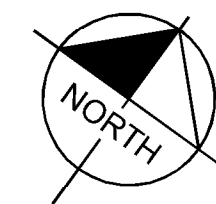
LANDSCAPE NOTES:

1. WEED BARRIER FABRIC: PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANT BEDS AND AT EACH TREE RING.
2. PRE-EMERGENT: APPLY "SNAP SHOT 2.5 TC" OR APPROVED EQUAL TO ALL PLANT BEDS AND TREE RINGS PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO PLACEMENT OF FINAL PLANT BED/TREE RING COVER.

LANDSCAPE REQUIREMENTS & CALCULATIONS

City of Raleigh UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
VEHICULAR SURFACE AREA	1 TREE PER 2,000 SF OF VEHICULAR SURFACE AREA (VSA)	-	28,537 SF	28,537 / 2,000 = 15	15 SHADE TREES	7.1.7
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	-	1.50 AC	1.50 * 10% = .15 ACRES	.16 AC	1.5.3.C

PRELIMINARY
NOT FOR CONSTRUCTION



EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27608. PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

PLANT SCHEDULE

	11	PISTACIA CHINENSIS	CHINESE PISTACHE	B&B	3.5" CAL	14'-16' HT.		
	4	QUERCUS COCCINEA	SCARLET OAK	B & B	3" CAL			
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>WIDTH</u>	<u>HEIGHT</u>	<u>SPACING</u>	<u>REMARKS</u>
		CAMELLIA JAPONICA 'KRAMEER'S SUPREME'	KRAMEER'S SUPREME CAMELLIA	15 GAL		5' MIN.	60" o.c.	
	23	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	3 GAL		42" MIN.	60" o.c.	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WIDTH</u>	<u>HEIGHT</u>	<u>SPACING</u>	<u>REMARKS</u>
	40	ANNUALS		1 CAL	8"	12"	18" o.c.	
	5,483 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD				
	28	MUHLBERGIA CAPILLARIS	PINK MUHLY	1 GAL	8"	12"	30" o.c.	MATCH

LEGEND:

AMENITY AREA

SHEETZ WAKEFIELD

PINES
PREPARED FOR
SHEETZ, INC.

LANDSCAPE PLAN

KHA PROJECT
012702019
DATE
02/13/2018
SCALE AS SHOWN
DESIGNED BY BPG
DRAWN BY BPG
CHECKED BY RLB



Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

SHEET NUMBER
L1.0

RALEIGH

NC

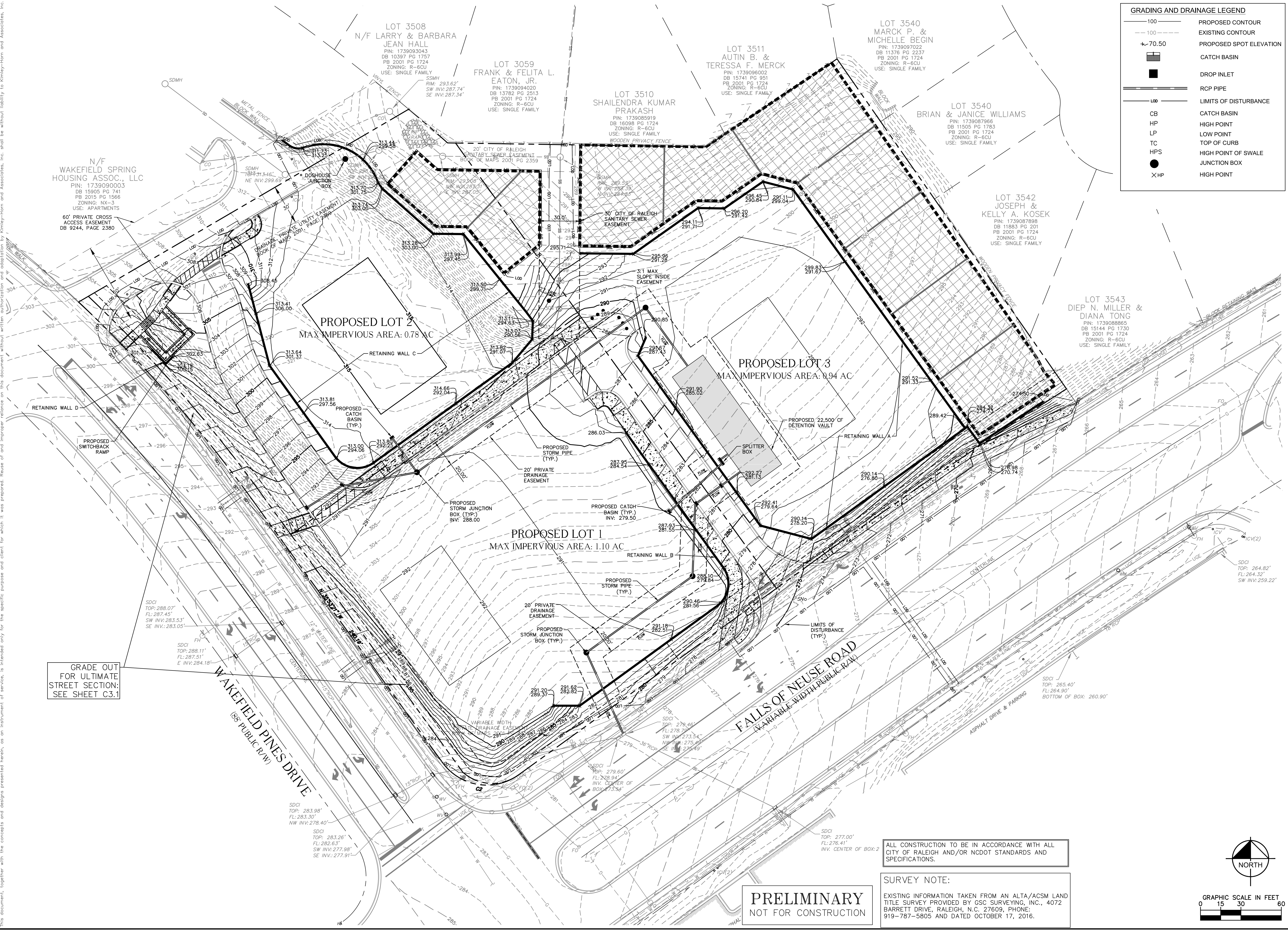
No.

REVISIONS

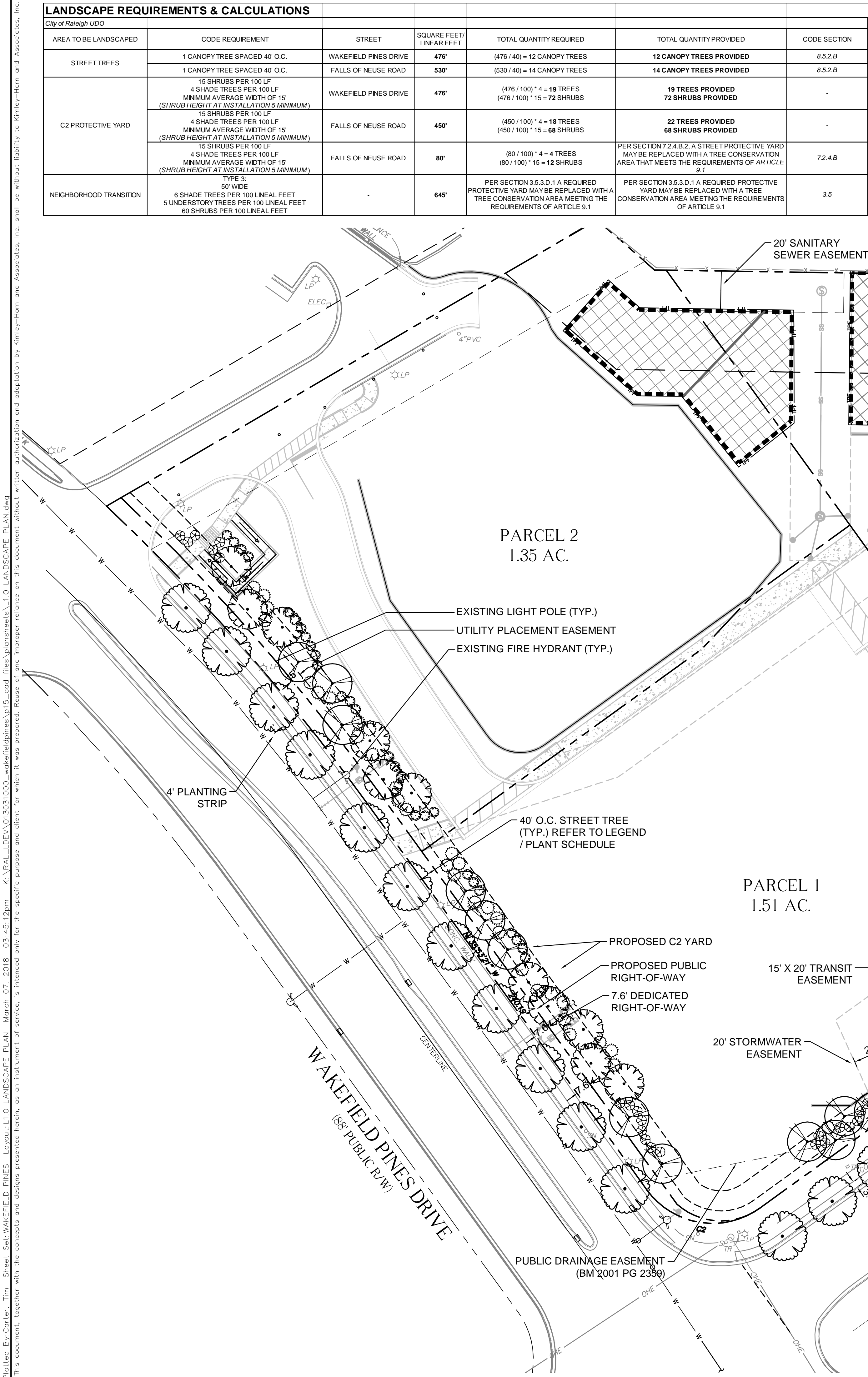
DATE

BY








Plotted By: Carter, Tim Sheet Set: WAKEFIELD PINES Layout: C3.0 PRELIMINARY GRADING & DRAINAGE PLAN March 07, 2018 03:59:15pm K:\REAL\DEV\013031000-wakefieldpines\p15.cad files\plan sheets\C3.0 PRELIMINARY GRADING PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and impropriate reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn	
© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM	
PRELIMINARY	
KHA PROJECT 013031000	DATE 11/01/2017
SCALE AS SHOWN	DESIGNED BY JCB
DRAWN BY JCB	CHECKED BY COB
PRELIMINARY GRADING & DRAINAGE PLAN	
WAKEFIELD PINES PREPARED FOR WAKEFIELD OUTPARCELS, LLC	NORTH CAROLINA
SHEET NUMBER C3.0	



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	17	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	3" CAL	14'-16' HT.	
	7	QUERCUS COCCINEA	SCARLET OAK	B & B	3" CAL		
	19	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B&B	3" CAL	14'-16' HT.	
	18	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR LACEBARK ELM	B&B	3" CAL	14'-16' HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	SPACING
	45	CAMELLIA JAPONICA 'KRAMER'S SUPREME'	KRAMER'S SUPREME CAMELLIA	15 GAL		5' MIN.	60" o.c.
	42	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	B&B		5' MIN.	84" o.c.
	53	MYRICA CERIFERA	WAX MYRTLE	15 GAL		5' MIN.	60" o.c.

WAKEFIELD PINES
PREPARED FOR
WAKEFIELD
OUTPARCELS, LLC

RALEIGH
NORTH CAROLINA

LANDSCAPE PLAN

KHA PROJECT
013031000
DATE
11/01/2017
SCALE AS SHOWN
DESIGNED BY
RIB
DRAWN BY
BPG
CHECKED BY
RIB

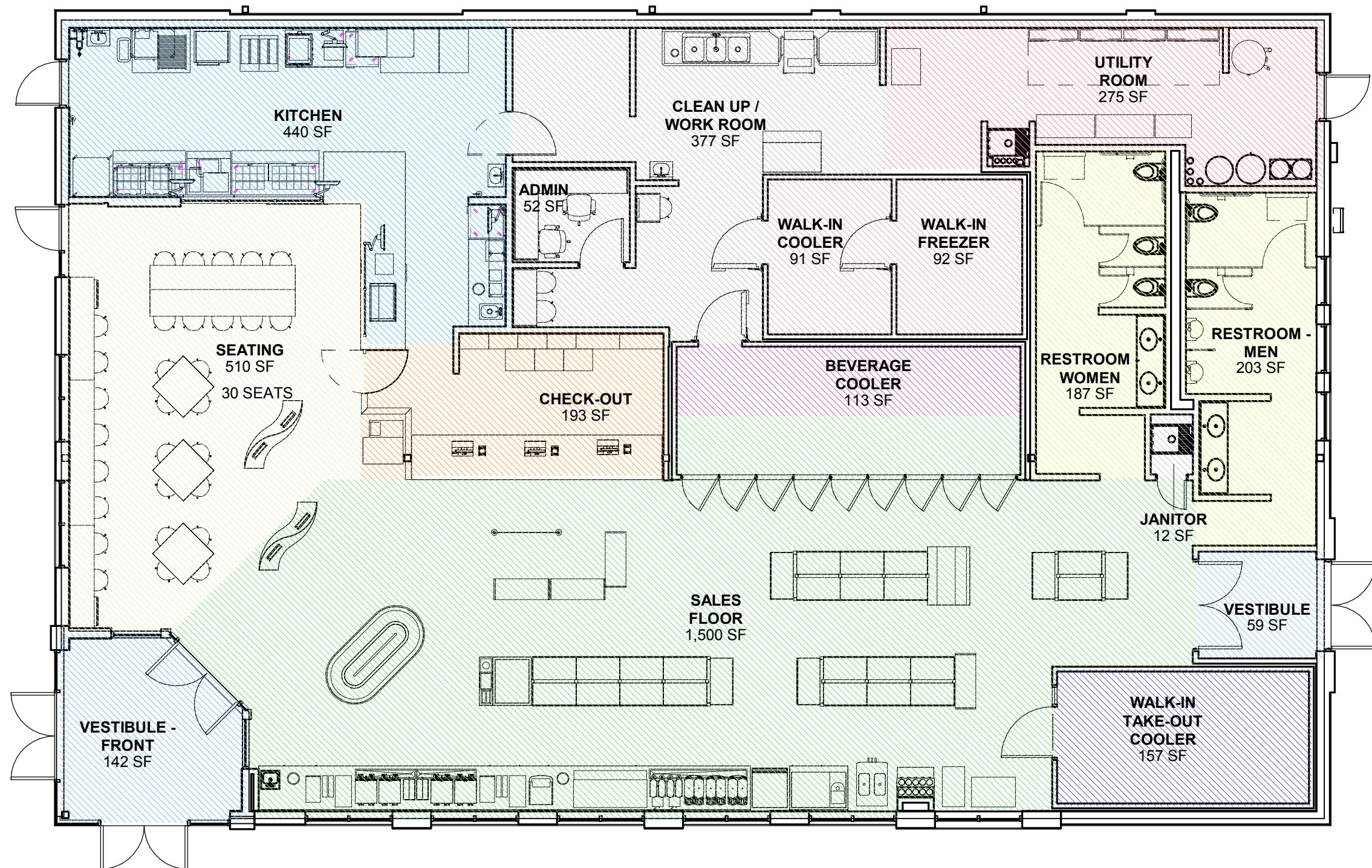
Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-855-1494
WWW.KIMLEY-HORN.COM

03/07/18 TRC
02/06/18 TRC
12/20/17 TRC

REVISIONS

DATE BY

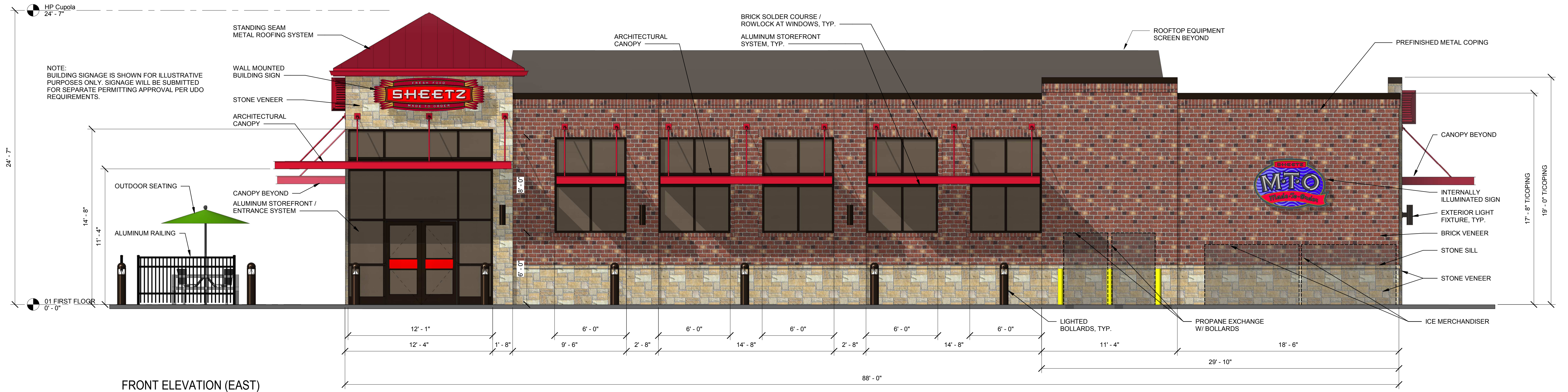


LEGEND

- ADMIN 52 SF
- BEVERAGE COOLER 113 SF
- CHECK-OUT 193 SF
- CLEAN UP / WORK ROOM 377 SF
- JANITOR 12 SF
- KITCHEN 440 SF
- RESTROOM - MEN 203 SF
- RESTROOM - WOMEN 187 SF
- SALES FLOOR 1,500 SF
- SEATING 510 SF
- UTILITY ROOM 275 SF
- VESTIBULE 59 SF
- VESTIBULE - FRONT 142 SF
- WALK-IN COOLER 91 SF
- WALK-IN FREEZER 92 SF
- WALK-IN TAKE-OUT COOLER 157 SF

4893 LH CONCEPT STORE - FLOOR AREA BREAKDOWN

APRIL 2018



FRONT ELEVATION (EAST: FACING GAS AWNING)

TRANSPARENCY CALCULATIONS:
(BEYOND SCOPE OF UDO REQUIREMENTS)

ELEVATION AREA:
1408 SF (88' L x 16' H - TOP OF WALL PLATE)

REQUIRED TRANSPARENCY:
464.64 SF 33% OF ELEVATION AREA
232.32 SF 50% OF REQUIRED TRANSPARENCY
TO BE BETWEEN 3 & 8' ABV FIN GRADE

PROVIDED:
416.04 SF OPENINGS
[(5) x (6' x 8')] + (12' x 14.67')
120 SF OPENINGS BETWEEN 3 & 8' ABV FIN GRADE

BLANK WALL CALCULATIONS:
30.00 LF MAXIMUM ALLOWED DISTANCE
29.83 LF LONGEST BLANK WALL SEGMENT

LEFT ELEVATION (SOUTH: FACING NEW FALLS OF NEUSE ROAD)

TRANSPARENCY CALCULATIONS:

ELEVATION AREA:
901.28 SF (56.33' L x 16' H - TOP OF WALL PLATE)

REQUIRED TRANSPARENCY:
297.42 SF 33% OF ELEVATION AREA
148.71 SF 50% OF REQUIRED TRANSPARENCY
BETWEEN 3 & 8' ABV FIN GRADE

PROVIDED:
397.46 SF OPENINGS
[(2) x (6' x 10.67')] + (12' x 14.67') + (6.67' x 14')
149.37 SF OPENINGS BETWEEN 3 & 8' ABV FIN GRADE

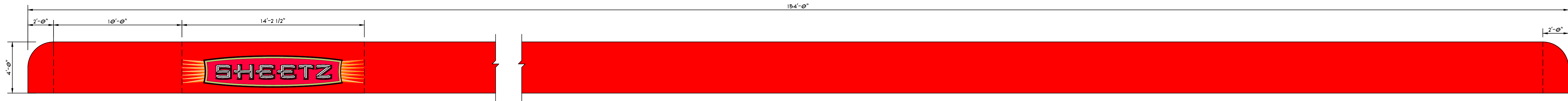
BLANK WALL CALCULATIONS:
30.00 LF MAXIMUM ALLOWED DISTANCE
13.33 LF LONGEST BLANK WALL SEGMENT



WAKEFIELD NEW STORE CONCEPT - EXTERIOR ELEVATIONS

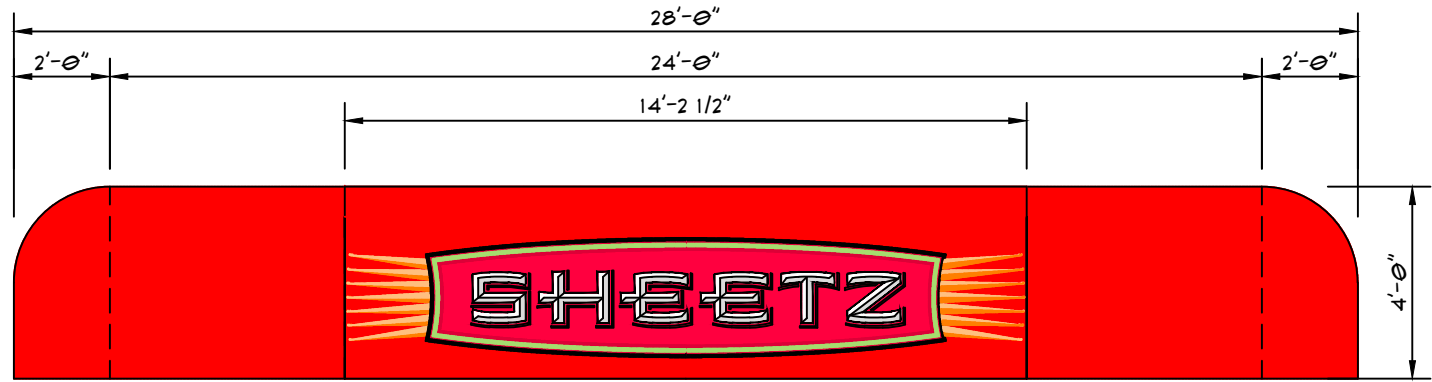
APRIL 2018





SIDE 'B'

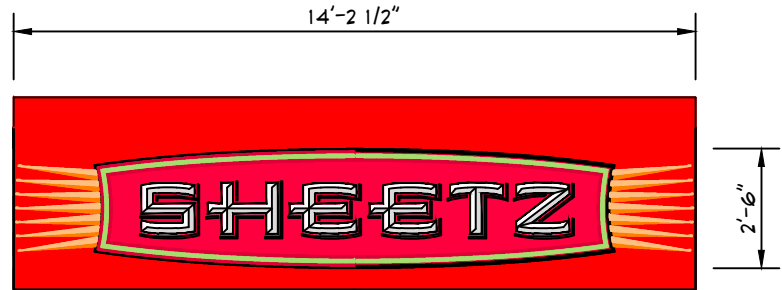
*BOTTOM OF AWNING IS 16'-0" ABOVE FINISH GRADE



SIDE 'A' AND 'C'

GAS CANOPY ELEVATIONS

SCALE: 1/4"=1'-0"

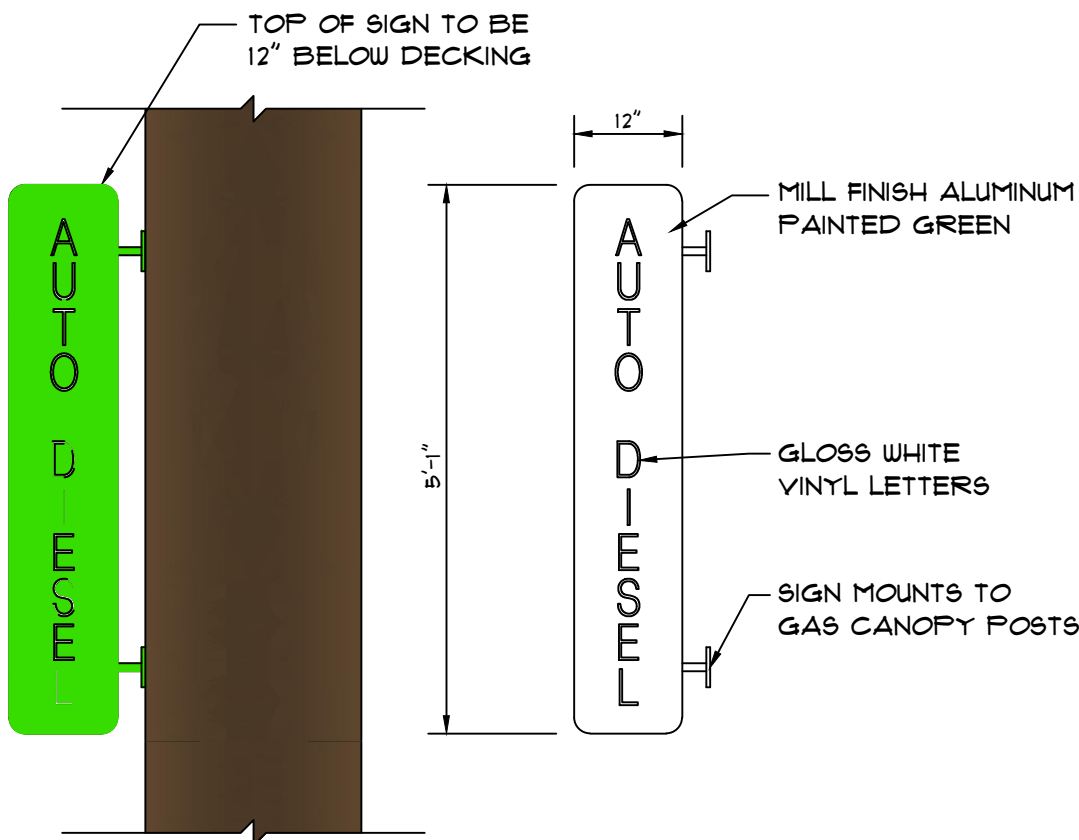
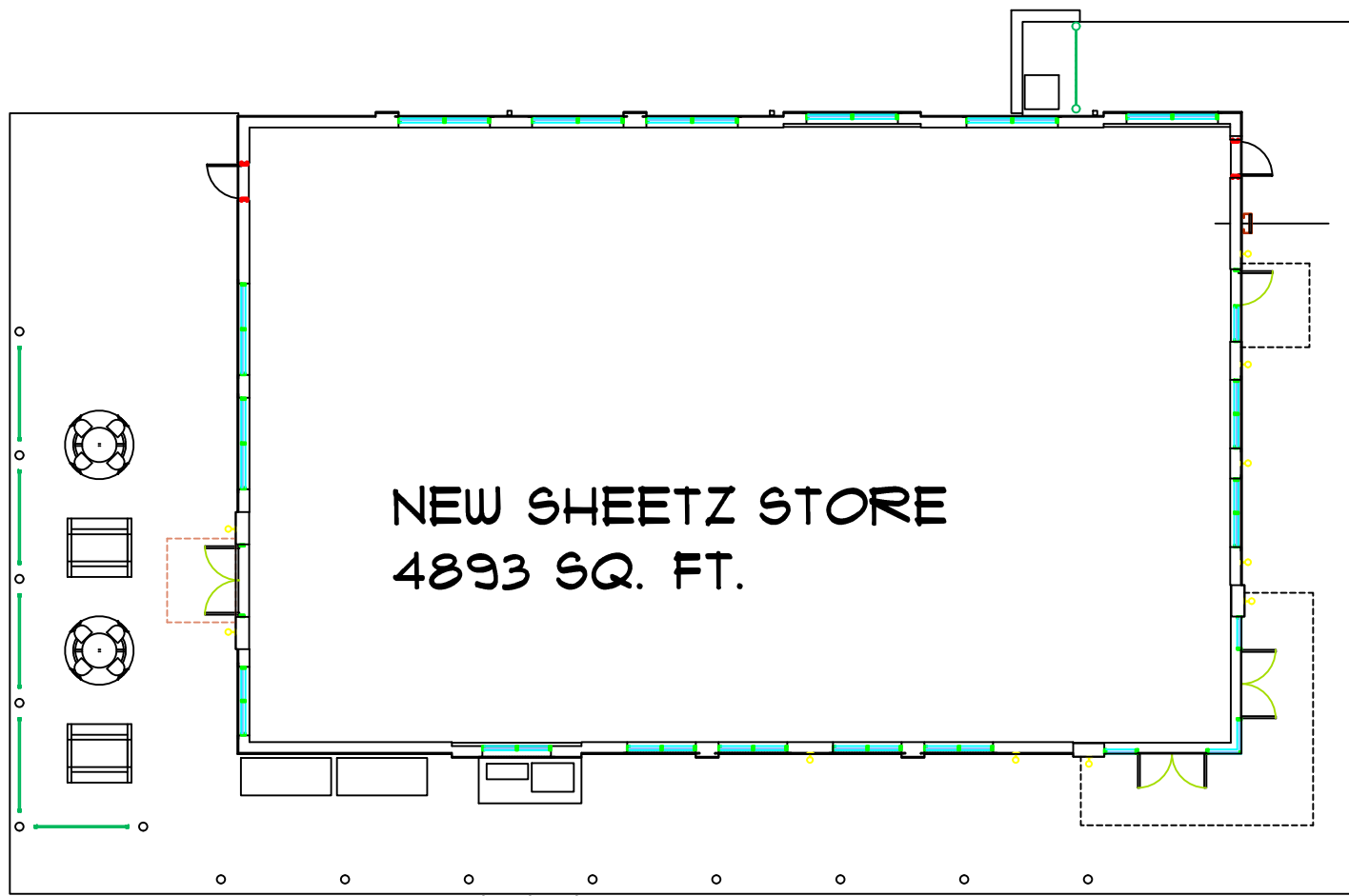


SHEETZ LOGO

35.5 SQ. FT. BOX AREA

26.18 SQ. FT. OUTLINE AREA

(3 REQUIRED)

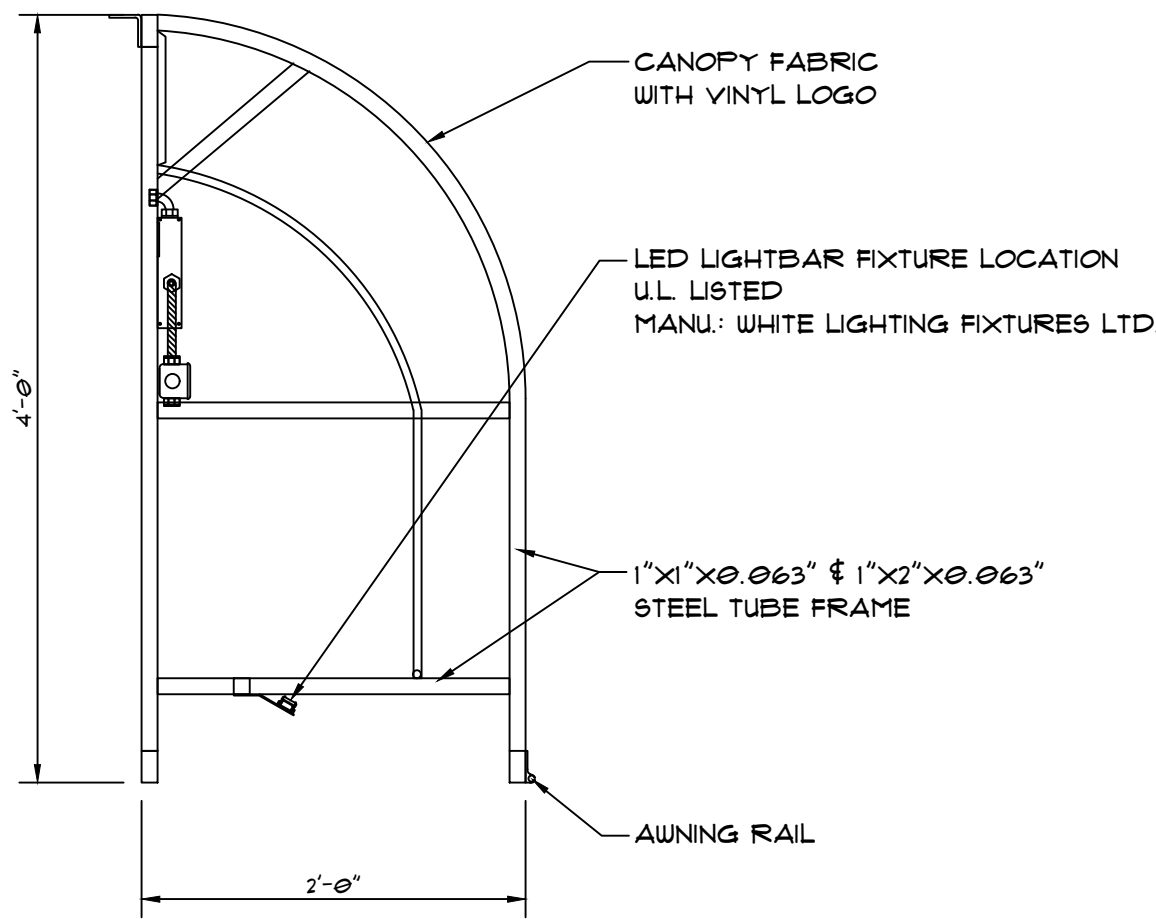


DOUBLE FACED SIGN
4 REQUIRED

AUTO DIESEL FLAG SIGN ELEVATION
SCALE = NO SCALE

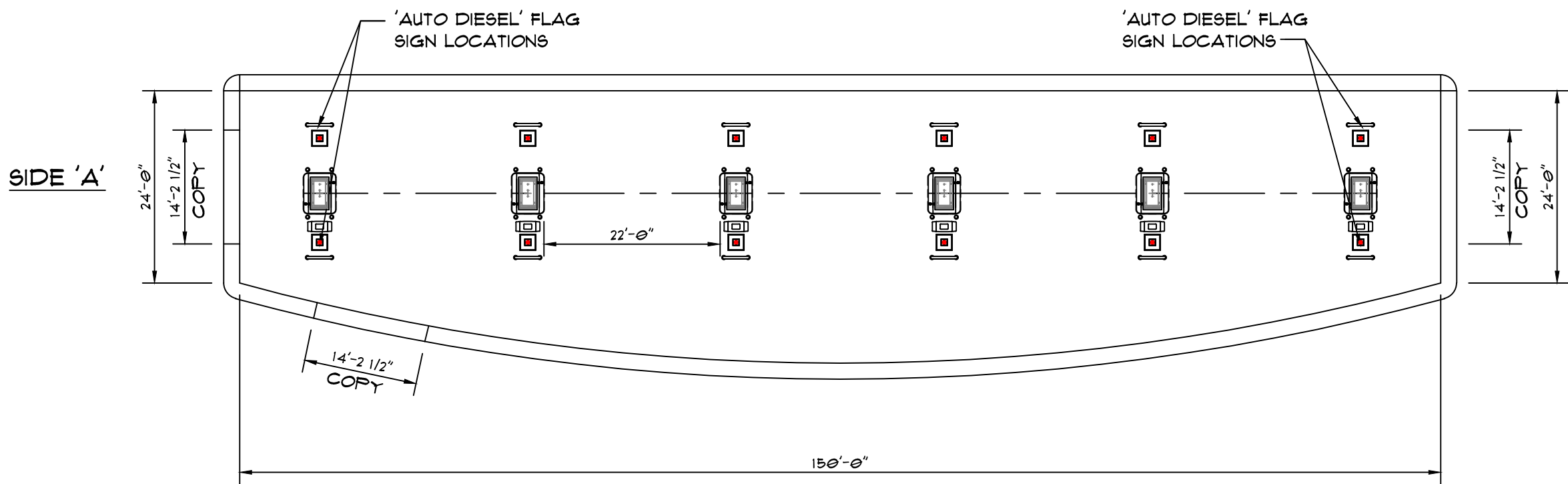
AUTO DIESEL FLAG SIGN DETAIL
SCALE = NO SCALE

AUTO DIESEL FLAG SIGN AREA = 5.08 SQ. FT.

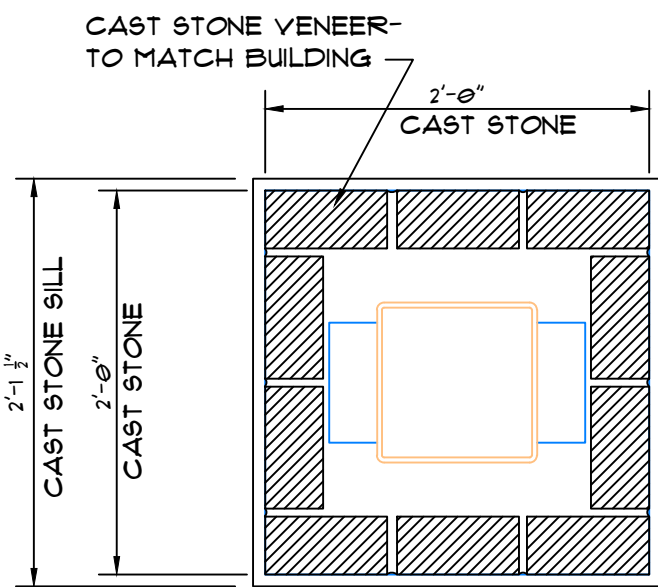


GAS CANOPY SECTION

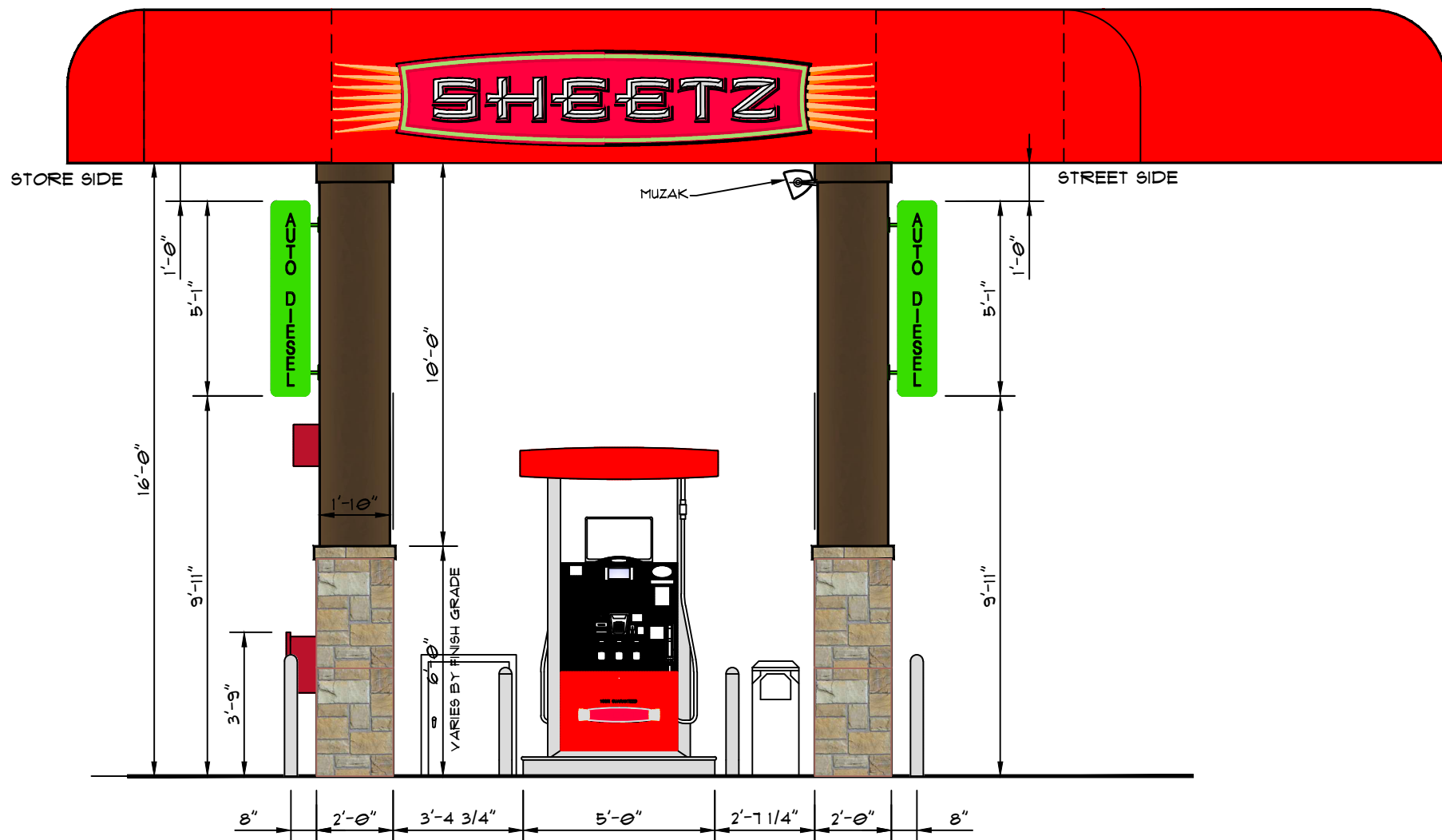
SCALE: 1/4"=1'-0"



SIDE 'C'



STONE COLUMN BASE DETAIL
SCALE: NO SCALE



GAS STRUCTURE ELEVATION

SCALE: 1/4"=1'-0"

GAS CANOPY - PLAN VIEW

SCALE: NONE

Convenience Architecture
and Design P.C.

(814)239-6013

GAS CANOPY
AWNING DETAILS

NEW SHEETZ STORE
"CITY OF RALEIGH"
INT. OF WAKEFIELD PINES DRIVE
AND NEW FALLS OF NEUSE ROAD
WAKE COUNTY, NORTH CAROLINA

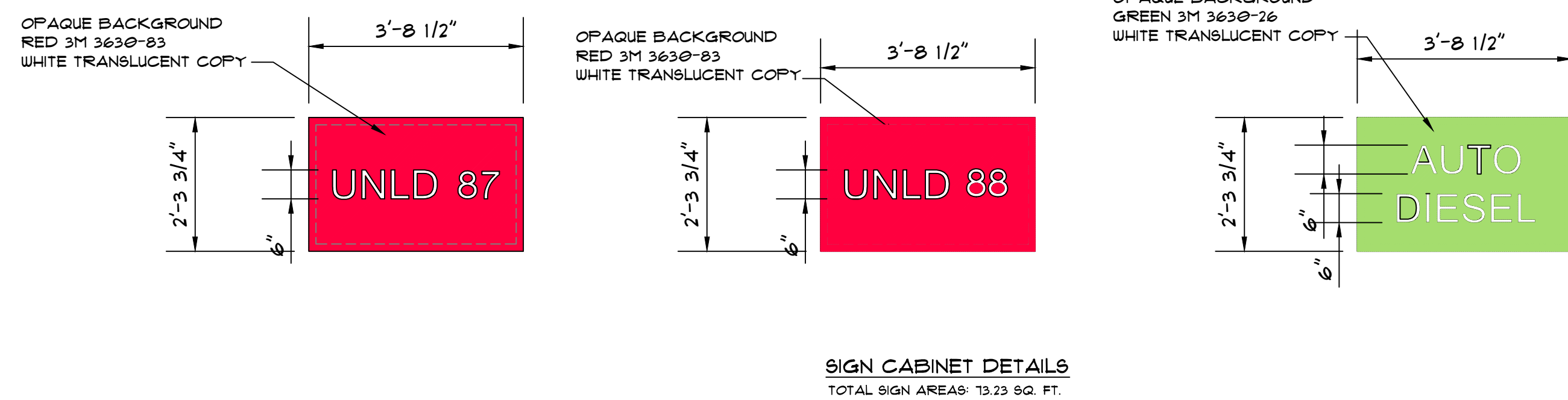
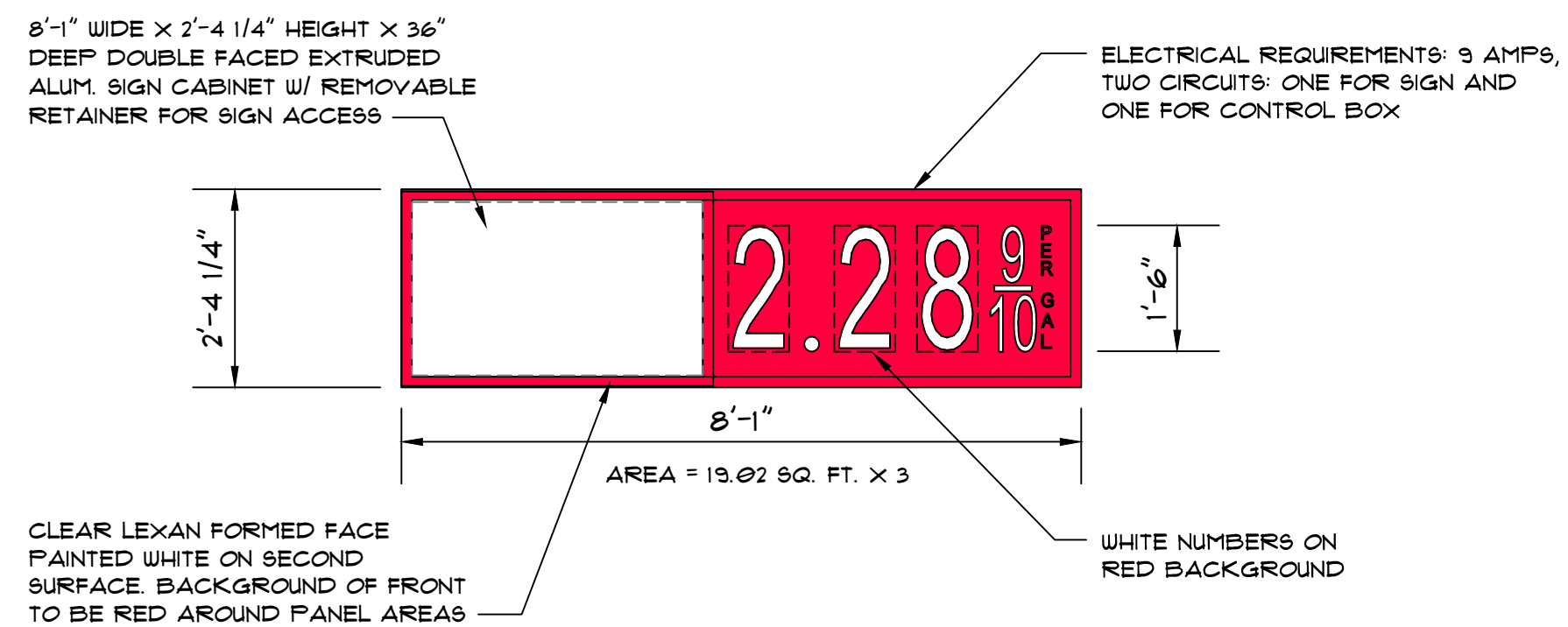
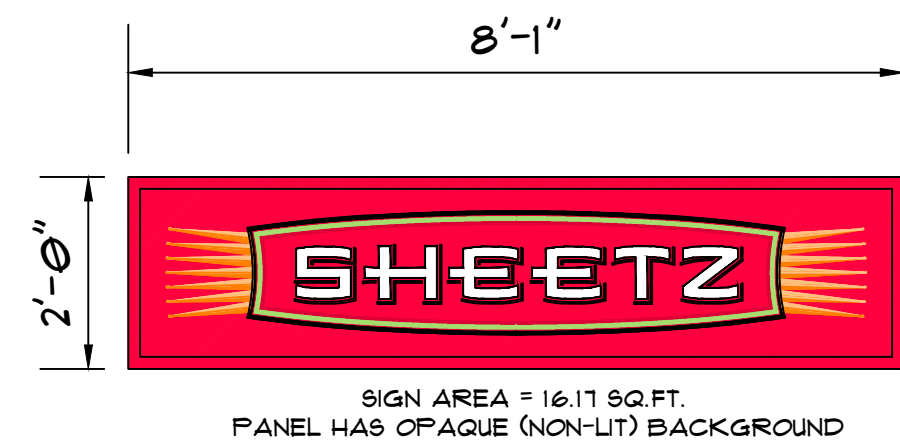
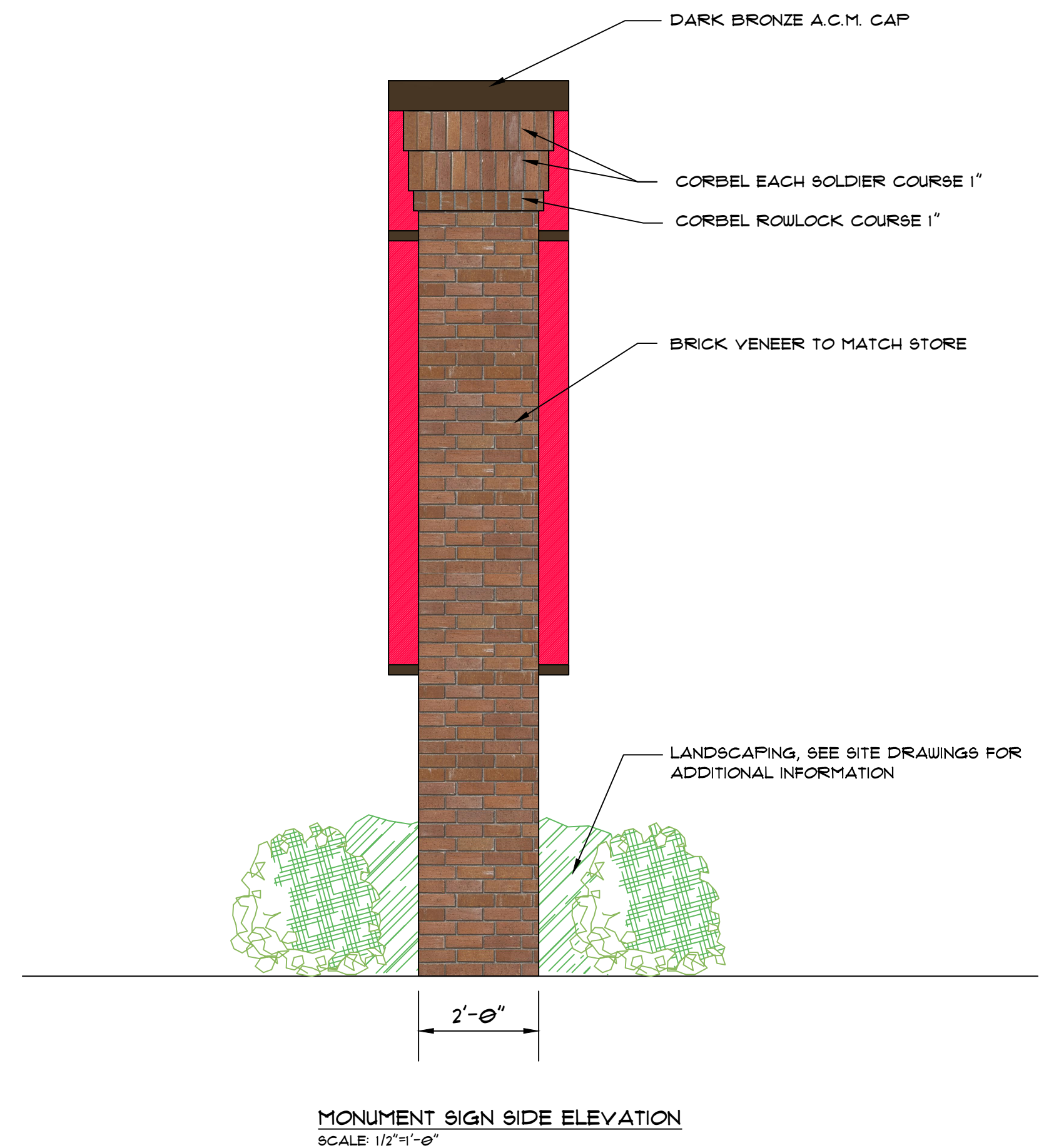
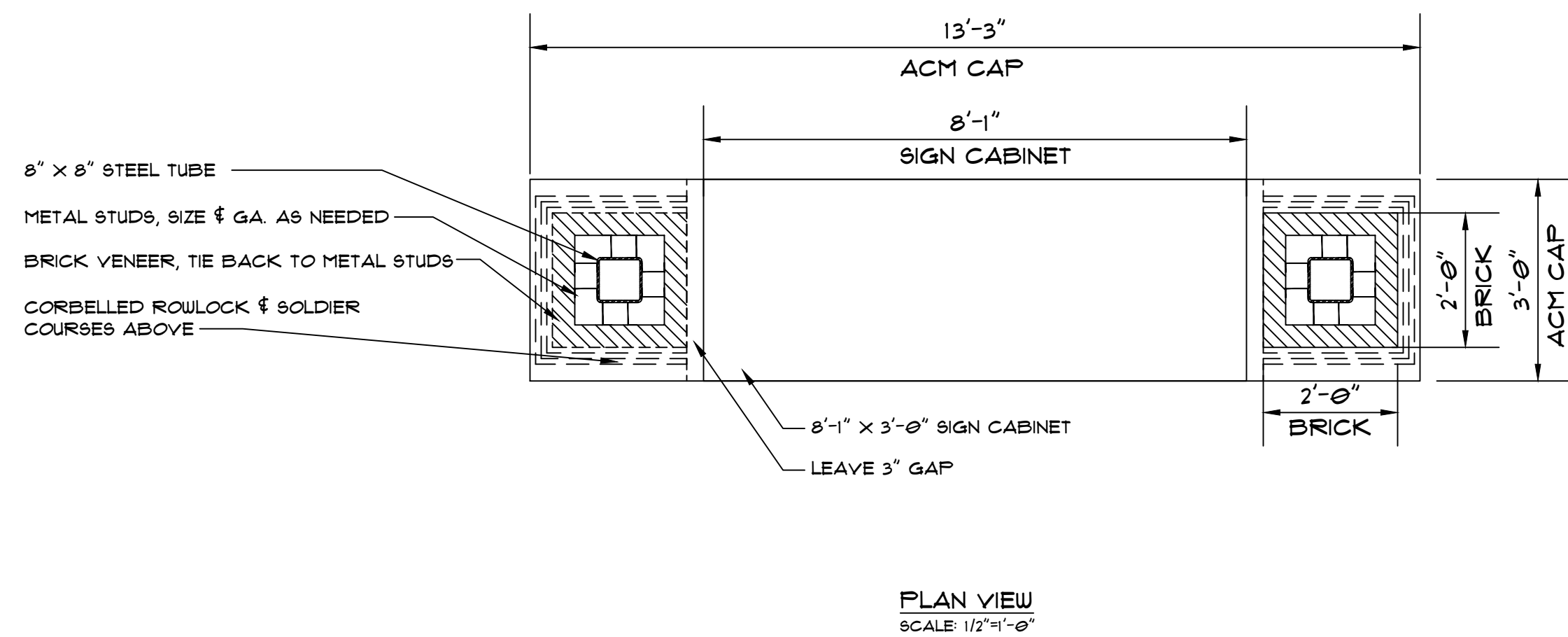
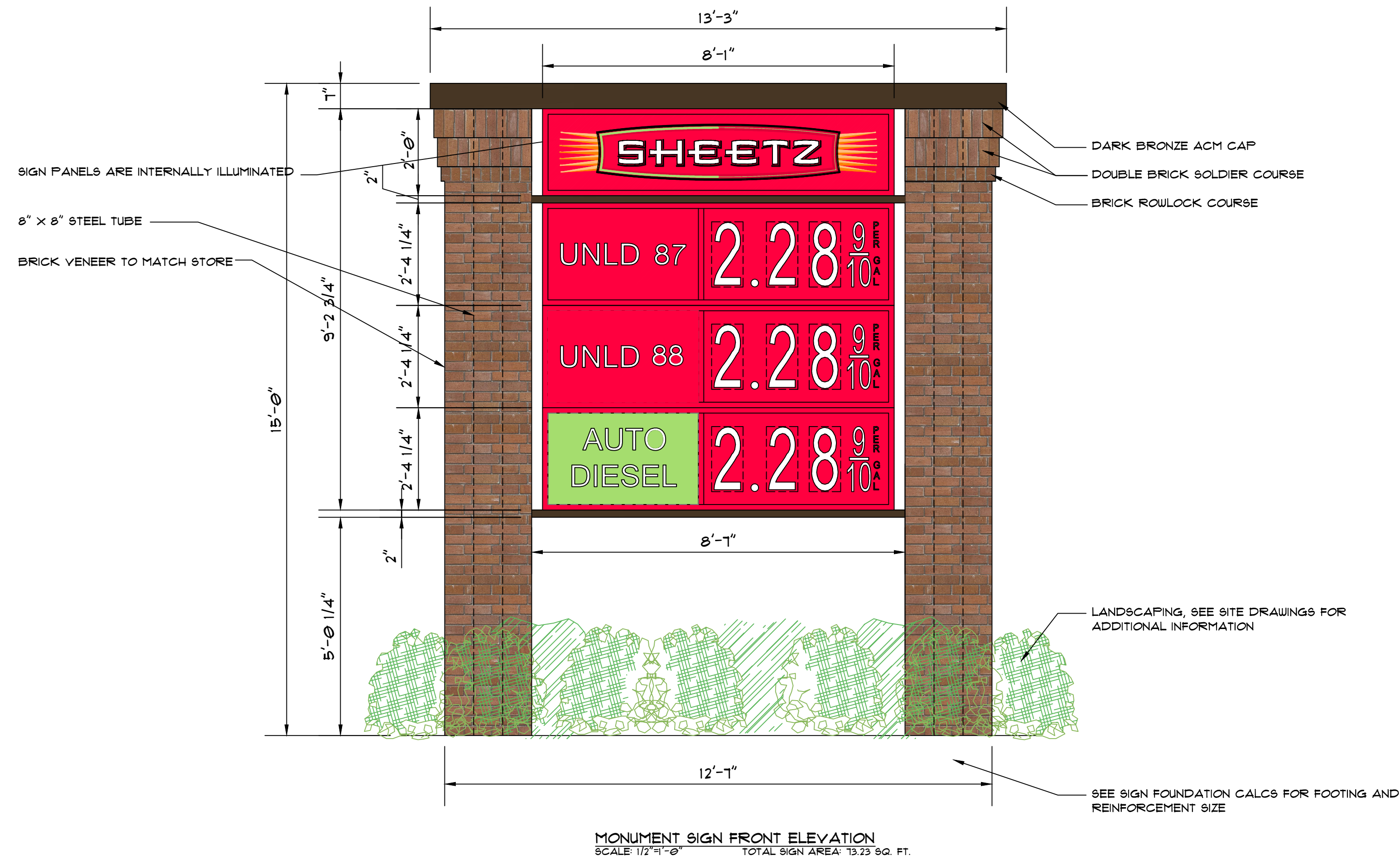
SCALE: AS NOTED

DATE: 01-23-18

DRAWN BY: NMS

FILENAME: RALEIGH-AWNING

G:\SITES\HDBR-CONTRACT\H000033-RALEIGH\UNLINKED-SIGNS\MONUMENT-SIGN.DWG, 1/27/08 8:53:41 AM, DWG-TO-PDF.RCS



Convenience Architecture
and Design P.C.

351 Sheetz Way, Claysburg, PA 16625 (814)239-6013

GAS PRICE
MONUMENT SIGN
DETAILS

NEW SHEETZ STORE
"CITY OF RALEIGH"
INT. OF WAKEFIELD PINES DRIVE
AND NEW FALLS OF NEUSE ROAD
WAKE COUNTY, NORTH CAROLINA

SCALE: 1/2" = 1'-0"
DATE: 01-23-18
DRAWN BY: NM
FILENAME: RALEIGH-MONU-SIGN

Illuminated Translucent Windows Per Feedback from
Courtesy Administrative Alternate Hearing



Sample Electrical Box Painted Bronze per Feedback
from Courtesy Administrative Alternate Hearing

